

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
August 16, 2018
MINUTES

PRESENT

Terry Peterson*
Raul Garza
Sarah Lyons*
Gary Gardner*
Mike Kelly
Alderman Walter Burnett
Linda Searl*
Smita Shah*
Alderman Tom Tunney
Rebekah Scheinfeld*
Martin Cabrera*
David Reifman*
Fran Grossman*

ABSENT

Alderman Proco Joe Moreno
Laura Flores
Les Bond, Jr.
Alderman Joseph Moore
Mayor Rahm Emanuel
Alderman Daniel Solis
Reverend Albert Tyson
Alderman Edward Burke

- A. The Chairman called the August 16, 2018, Regular Hearing of the Chicago Plan Commission, to order at 10:07 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with 9 members present(*). A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Smita Shah, seconded by Linda Searl, to approve the Minutes of the July 19, 2018, Regular Hearing of the Chicago Plan Commission, was approved by a 9-0 vote.
- C. A motion by Smita, Shah, seconded by Linda Searl, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 9-0 vote.

Seal Bids

1. A resolution recommending a proposed ordinance authorizing a sealed bid of city-owned land, generally located at 8104 South Vincennes Avenue to Simeonnation NFP (18-050-21; 21st Ward).

Negotiated Sale

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 5425 West Division Street to Michael J. Mannion (18-051-21; 37th Street)

2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2749 East 79th Street to Sean Kelly (18-052-21; 7th Ward)
3. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4532-36 South McDowell Avenue to Jesse Pulido (18-053-21; 15th Ward)
4. A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 1322 and 1330 South Pulaski Road to Community Christian Alternative Academy (CCA Academy) (18-055-21; 24th Ward)

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 6320-52 South Green Street and 832-48 West 64th Street to Patti Ann Charitable Services (PACS), Montclare Englewood, LLC, and/or its affiliated entities (18-056-21; 16th Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 1527-33 West Warren Boulevard and 1542-54 West Madison Street to Warren Ashland LP and/or its affiliated entities (18-057-21; 27th Ward).

Tax Increment Finance District

1. A resolution recommending a proposed designation of the 116th/Avenue 0 Tax Increment Financing Redevelopment Project Area in the area generally bounded by 114th Street to the north, 122nd Street on the south, Avenue 0 on the east, and the Calumet River on the west in order to accommodate the redevelopment of underutilized vacant parcels mixed-use development. (18-054-21; 10th Ward).

D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:

Item No. 1 on you agenda, a proposed planned development, submitted by GW Property Group LLC, located at 1750 North Western Avenue is deferred at applicants request to a date certain of September 13, 2018.

Additionally the following item, a proposed planned development located at 3203 East 100th street is deferred at the applicants request and appears as item no four on your agenda.

1. Deferred

2. A motion by Garry Gardner, seconded by Sarah Lyons, to approve a proposed map amendment within the North Branch Industrial Corridor submitted by Foundry Buzz LLC, Foundry Meyer LLC, Foundry Glassberg LLC, Jacqlin Foundry, LLC, Urban Financial Foundry LLC and Foundry Wineman LLC, as tenants-in-common c/o Lakewest, Inc., manager, for the property generally located at 2070-2112 N. Clybourn Avenue. The site is currently zoned MI-2 (Limited Manufacturing/Business Park) and C1-2 (Neighborhood Commercial) The applicant proposes to rezone the site to C1-2 (Neighborhood Commercial) in order to allow for the continued use of the property as a 35,469 square foot single-story shopping center with 103 accessory, vehicular parking spaces, was approved by a 8-0 vote. (19689, 2nd Ward)
3. A motion by Terry Peterson, seconded by Garry Gardner, to approve a proposed planned development, submitted by South Chicago Property Development, LLC, for the property generally located at 3236-58 East 106th Street, was approved by an 10-1 vote. The site is approximately 21 acres and is currently zoned PMD 6 (Planned Manufacturing District) The applicant proposes to rezone the site to a planned development to construct a reprocessible construction / demolition material facility, a Class V recycling facility to handle Type D recyclable materials, a modified transfer station, and 7 accessory, vehicular parking spaces to the site (19529; 10th Ward)
4. Deferred.
5. A motion by Garry Gardner, seconded by Terry Peterson, to approve a proposed map amendment within the Kinzie Industrial Corridor submitted by Blind Pig Hospitality, LLC, for the property generally located at 400-10 North Green Street, 832-54 West Kinzie Street and 401-11 North Peoria Street, and approved by a 10-0 vote. The site is currently zoned M2-3 (Light Industry District). The applicant proposes to rezone the site to DS-5 (Downtown Service District) in order to allow for the reuse of the existing building with a restaurant use with 9 accessory, vehicular parking spaces. (19709, 27th Ward)
6. A motion by Linda Seal, seconded by Terry Peterson, to approve a proposed planned development, submitted by Trammell Crow Chicago Development Inc., for the property generally located at 1367-1377 West Fulton Market and 213-233 North Ogden Avenue. The site is currently zoned M2-3 (Light Industry), and approved by a 10-0 vote. The applicant proposes to rezone the site to DX-5 (Downtown Mixed-Use then Business Planned Development) before establishing a Planned Development to permit the construction of an approximately 13-story commercial building containing approximately 315,000 square feet of commercial space and 116 accessory, vehicular parking spaces. The applicant will seek to utilize 3.1 F.A.R. of bonus floor area through the Neighborhood Opportunity Bonus, bringing the total FAR of the project to 8.1 (19712; 27th Ward)
7. A motion by Sarah Lyons, seconded by Raul Garza, to approve a proposed amendment to Planned Development 1013, submitted by Alderman Chris Taliaferro and Alderman Emma Mitts, for the property generally located at 5700 West Homer Street. The applicant

is proposing to remove the property located at 1852 N. Central Avenue from PD 1013 Sub Area A and rezone it to M1-2 (Limited Manufacturing/Business); construct a 53,000 square foot addition to the Chicagoland Laborers' District Council Training & Apprentice Fund training center with 150 accessory, vehicular parking spaces; and to allow for a future 50,000 square foot stand-alone training facility with 117 accessory, vehicular parking spaces in Sub Area A, prior to re-establishing PD 1013, as amended, and approved by a 9-0 vote (29th and 37th Ward)

8. A motion by Raul Garza, seconded by Sarah Lyons, to approve a proposed map amendment within the Addison Industrial Corridor submitted by McDonald's Corporation, a Delaware corporation, for the property generally located at 2608 West Addison Street, and was approved by a 9-0 vote. The site is currently zoned M2-2 (Light Industry). The applicant proposes to rezone the site to C3-1 (Commercial, Manufacturing and Employment) in order to allow for the demolition of the existing structure and the construction of a new McDonald's restaurant building with "playplace", double lane drive through facility and 27 accessory, vehicular parking spaces. (19765, 47th Ward)
9. A motion by Sarah Lyons, seconded by Linda Searl, to approve a proposed map amendment within the Ravenswood Industrial Corridor, submitted by HPL-4545 Ravenswood, LLC, for the property generally located at 4545 North Ravenswood Avenue, and was approved by 11-0 vote. The site is currently zoned M1-2 (Limited Manufacturing/Business Park). The applicant is proposing to rezone the site to a C3-3 (Commercial, Manufacturing, and Employment). The site is improved with a 4-story office building and will remain. (19332-T1; 47th Ward)

Adjournment

A motion by Terry Peterson, seconded by Raul Garza to adjourn the August 16, 2018, Regular Hearing of the Chicago Plan Commission at 12:15 PM, and was approved by a 12-0 vote.